161.0	0002	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,101,500 / 1,101,500
					USE VALUE:	1,101,500 / 1,101,500
					ASSESSED:	1,101,500 / 1,101,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
154	-156	HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAY ROGER P & HONG JOAN F/TRS
Owner 2:	HONG-DAY FAMILY LIVING TRUST
Owner 3:	AGREEMENT
Street 1:	10481 ANN ARBOR AVE
Street 2:	
Twn/City:	CUPERTINO
St/Prov:	CA Cntry: Own Occ: N
Postal:	95014 Type:

PREVIOUS OWNER

Owner 1:	DAY ROGER P & HONG JOAN F/TRS -
Owner 2:	154-156 HILLSIDE AVE REALTY TR -
Street 1:	10481 ANN ARBOR AVENUE
Twn/City:	CUPERTINO
St/Prov:	CA Cntry:
Postal:	95014

NARRATIVE DESCRIPTION

This parcel contains 12,401 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1880, having primarily Wood Shingle Exterior and 3105 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	12401.000	541,400	5,700	554,400	1,101,500
Total Card	0.285	541,400	5,700	554,400	1,101,500
Total Parcel	0.285	541,400	5,700	554,400	1,101,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.75 | /Parcel: 354.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 107529

GIS Ref

GIS Ref

Insp Date 10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 161.0-0002-0021.0

!12598!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	541,400	5700	12,401.	554,400	1,101,500	1,101,500	Year End Roll	12/18/2019
2019	104	FV	433,200	5700	12,401.	554,400	993,300	993,300	Year End Roll	1/3/2019
2018	104	FV	433,200	5700	12,401.	491,100	930,000	930,000	Year End Roll	12/20/2017
2017	104	FV	405,600	5700	12,401.	411,900	823,200	823,200	Year End Roll	1/3/2017
2016	104	FV	405,600	5700	12,401.	411,900	823,200	823,200	Year End	1/4/2016
2015	104	FV	336,400	5800	12,401.	356,400	698,600	698,600	Year End Roll	12/11/2014
2014	104	FV	336,400	5800	12,401.	344,500	686,700	686,700	Year End Roll	12/16/2013
2013	104	FV	350,200	5800	12,401.	327,900	683,900	683,900		12/13/2012

PRINT

Date	Time
12/11/20	02:40:20

LAST REV

Date	Time
09/16/20	09:58:39

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12598

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAY ROGER P & H	71896-219	1	11/16/2018	Convenience	99	No	No		
DAY ROGER P--ET	57692-256		10/21/2011	Convenience	99	No	No		
	15762-448		8/1/1984		189,000	No	No		Y

USER DEFINED

Prior Id # 1:	107529
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/18/2017	1657	Inter Fi	30,000	C				
10/17/2014	1382	Re-Roof	18,000					Re-roof flat and s
12/14/2012	1646	Manual	16,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
4/11/2013	Info Fm Prmt	MM	Mary M
11/12/2008	Meas/Inspect	355	PATRIOT
12/16/1999	Mailer Sent		
11/24/1999	Measured	264	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		12401		Sq. Ft.	Site		0	70.	0.64	8									554,419						554,400	

Total AC/HA: 0.28469 | Total SF/SM: 12401 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 554,419 | Spl Credit | Total: 554,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.02273691
Const Adj.:	1.00989902
Adj $ / SQ:	165.258
Other Features:	129000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	784659
Depreciation:	243244
Depreciated Total:	541415

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	
1	7	3	
Totals			
2	11	4	

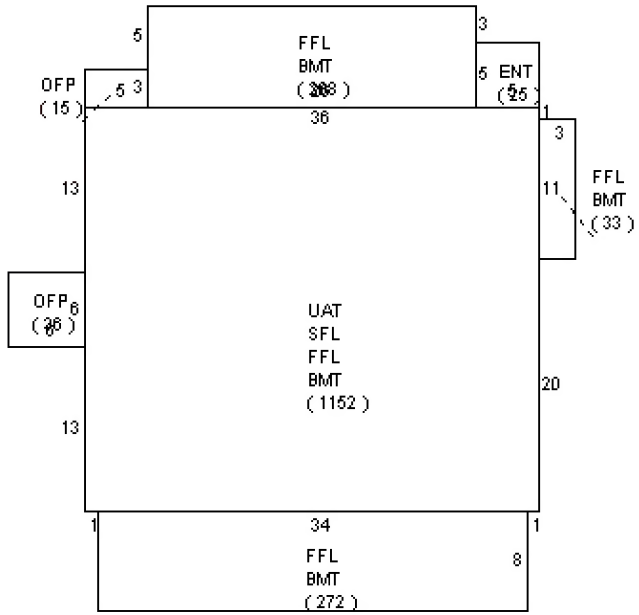
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	181.78
Special Features:	0	Val/Su Net:	111.72
Final Total:	541400	Val/Su SzAd	192.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,665	49.580	82,546
FFL	First Floor	1,665	165.260	275,154
SFL	Second Floor	1,152	165.260	190,377
UAT	Upper Attic	288	115.680	33,316
OFP	Open Porch	51	44.440	2,266
ENT	ENTRY	25	26.660	667

Net Sketched Area:	4,846			Total:	584,326
Size Ad	2817	Gross Are	5710	FinArea	3105

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 161.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1925	21.25	T	40	104			5,100			5,100
A2	WOOD SHD	D	Y	1	7X19	A	AV	1970	7.50	T	39.2	104			600			600

More:	N	Total Yard Items:	5,700	Total Special Featues:		Total:	5,700